

17 February 2020

State Representative Hilda Santiago
State Senator Mary Daugherty Abrams
Legislative Office Building
Hartford, CT 06106

RE: Upcoming Housing Legislation

State Senator Abrams & State Representative Santiago

I am writing to indicate my **STRONG** opposition to the following proposed legislation:

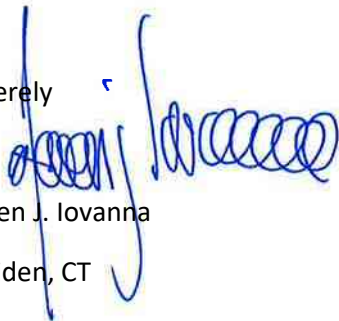
SB 105, SB 109, HB 5122, HB 5123, HB 5126, HB 5118

As a Meriden landlord, my rental property is my small business! I have expenses and budgets and I have no recourse when my mortgage is due, or a furnace stops working. I am concerned about all of these proposed bills, because they make it much more difficult (and even UNSAFE) to be a landlord in our state. I cannot speak for other landlords, but I own rental property to prepare for retirement, and to help to pay for my children's college. It is difficult to get ahead in our state – with constant taxes and the legislature always looking to the taxpayers to get out of every issue (see tolls). These proposals are going to make it more difficult for me to find good tenants, and pay my bills and mortgage.

I am most concerned about SB 109. This bill will allow potential tenants to hide their criminal records and put landlords, neighbors and other tenants in jeopardy. Please do not pass this bill in memory of Izzy Ellin who was killed by a tenant that had 17 cases and 27 prior convictions!

I urge you to protect the rights of landlords!

Sincerely



Steven J. Iovanna

Meriden, CT